



THE REGIONAL PLANNING COMMISSION

County of Los Angeles

MINUTES

Meeting Place: Room 150 Hall of Records

320 W. Temple Street

Los Angeles, California 90012

Meeting Date: January 14, 2015 - Wednesday

Time: 9:07 a.m.

Present:

Commissioners Shell, Modugno, Valadez, Louie, Pedersen

Ex Officio Members:

Director of Public Works: Mr. Fabrizio Pachano, Senior Civil Engineer

County Counsel: Mr. Joe Nicchitta, Deputy

Planning Director: Mr. Mitch Glaser, Assistant Administrator, Current Planning Division

Forester and Fire Warden: Absent

PLEDGE OF ALLEGIANCE

1. The Pledge of Allegiance was led by Commissioner Pedersen representing the Fourth Supervisorial District.

APPROVAL OF AGENDA

2. Motion/second by Commissioners Louie/Modugno – That the agenda for January 14, 2015 be approved.

At the direction of the Chair, the agenda was approved unanimously.

COUNTY COUNSEL REPORT

3. There were no reports given by County Counsel.

DIRECTOR/DEPUTY DIRECTOR

4. There were no reports given by Director/Deputy Director.

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MINUTES FOR APPROVAL

5. Motion/second by Commissioners Modugno/Louie – That the minutes for December 17, 2014 be approved.

At the direction of the Chair, the minutes were approved unanimously.

PUBLIC HEARINGS

Zoning Permits

Action Taken as Noted

6. **Project No. R2014-00792-(1). Conditional Use Permit No. 201400033. Applicant: Verizon Wireless. 510 Workman Mill Road. Puente Zoned District. To authorize the construction and maintenance of a 35-foot high unmanned monopine wireless telecommunications facility in the C-1 (Restricted Business) Zone, within the Avocado Heights Community Standards District (CSD). This project is categorically exempt (Class 3 – New Construction or Conversion of Small Structures) pursuant to CEQA reporting requirements.**

Ms. Bush informed the Commission that this item was referred by the Hearing Officer who expressed concerns regarding the visual blight intrusion impacts to the residences adjacent to the site and thorough examination of viable alternative sites.

Testimony was followed by the applicant's representative, Elaine Yang and John Koos in support of the project. They indicated that other alternative sites were considered but did not provide the gap coverage for Avocado Heights area.

Testimony was heard from four members of the public who were opposed to this project. Their concerns raised were that the monopine would have a negative impact on the community and would be an eyesore to the residences that live closer than 100 feet from the monopine. They requested that the project be denied or that other alternative sites be located.

Commissioner Louie requested that staff review the conditions for the existing landscaping to determine if are being met.

Commissioner Valadez commented that she would like to visit the site and requested that staff provide a listing of other carriers which have monopoles and addresses of some monopines surrounding various industrial areas in the Avocado Heights provided by Verizon. She also requested that the community be provided with all the documentation for this project for their review.

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PUBLIC HEARINGS (Cont.)

Zoning Permits

Motion/second by Commissioners Valadez/Louie – That the Regional Planning Commission continue the item to Wednesday, February 18, 2015 to allow Commissioner Valadez the opportunity to visit the site and for staff to provide the requested listings of monopines surrounding areas in Avocado Heights industrial area.

At the direction of the Chair, the item was continued to Wednesday, February 18, 2015.

Project Approved

7. **Project No. R2014-02734-(1). Conditional Use Permit No. 201400129. Applicant: 7-Eleven Inc. 5105 E. Olympic Blvd., East Los Angeles. Eastside Unit No. 1 Zoned District. To authorize the sale of beer and wine for off-site consumption within an existing convenience store in the C-3 (Unlimited Commercial) Zone. This project is categorically exempt Class 1 – Existing Facilities pursuant to CEQA reporting requirements.**

Ms. Kulczycki presented the staff report followed by testimony from the applicant's representative, Erika Ramirez, in favor of the request and answered questions presented by the Commission. Nine people provided testimony in support of the project and one person expressed concern with the addition of another business serving alcohol in the community.

The applicant intends to purchase an existing Type 20 license in the area. According to section 22.56.195 of the County Code, the addition of alcohol sales at the proposed location will not result in an undue concentration of similar premises since there is a separation of not less than 500 feet between the other alcohol-selling establishments and the project site.

Commissioner Valadez commented that no additional licenses will be added to the community by approving this application.

County Counsel read into the record the following revision to Condition No. 44. – The permittee is required to purchase an existing alcohol license in the East Los Angeles community no later than March 16, 2015. If, despite evidence provided to the Director of Regional Planning ("Director") of best efforts to obtain an expired license, the permittee requires additional time, then the permittee may request additional time in writing from the Director. If the Director determines that the permittee has been unable to acquire an expired license despite best efforts, the Director shall grant an extension or extensions which cumulatively shall not exceed one year.

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PUBLIC HEARINGS (Cont.)

Zoning Permits

Motion/second by Commissioners Valadez/Louie – That the Regional Planning Commission close the public hearing and determine that the project is exempt from the California Environmental Quality Act pursuant to the Class 1 categorical exemption, and approve Conditional Use Permit No. 201400129 with findings and conditions and modification to Condition No. 44 as presented by Counsel. The appeal period for this item ends on January 28, 2015.

At the direction of the Chair, the item passed unanimously.

Project Approved

8. **Project No. R2014-00768-(5). Conditional Use Permit No. 201400032. Applicant: Walmart Stores Inc. 2408 Lincoln Ave., Altadena. Altadena Zoned District. To authorize a conditional use permit for the sale of a full line alcohol for off-site consumption (Type 21) at an existing market (Walmart Neighborhood Market) in the C-3 (Unlimited Commercial) within the unincorporated community of Altadena. The project is categorically exempt Class 1 – Existing Facilities pursuant to CEQA reporting requirements.**

Mr. Mar presented the staff report followed by testimony from the applicant's representative, Lisa Kolieb. A representative for a neighboring liquor store owner (the owner's nephew) and residents of the community testified in opposition to the project. The liquor store's representative testified that the Walmart has taken away business from the liquor store and that allowing the Walmart to sell alcohol would hurt the liquor store's business even further. The local residents who testified also stated that allowing Walmart to sell alcohol would hurt nearby liquor stores and added that there are already enough establishments in the neighborhood that sell alcohol.

Commissioner Valadez commented that she would be more comfortable with approving the project if the permit was to allow beer and wine sales only, and not a full line of alcohol. Commissioner Shell agreed with Commissioner Valadez's comment. Commissioner Modugno stated that the Commission refrains from considering factors such as the affects of economic competition on local businesses when evaluating projects.

Commissioner Modugno asked staff if the conditions from the Altadena Town Counsel were incorporated in the conditions, staff indicated yes. There being no further discussion the Commission proceeded with the following motion:

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PUBLIC HEARINGS (Cont.)

Zoning Permits

Motion/second by Commissioners Modugno/Pedersen – That the Regional Planning Commission close the public hearing and determine that the project is categorically exempt pursuant to State and Local CEQA guidelines, and approve Conditional Use Permit No. 201400032 with findings and conditions of approval.

At the direction of the Chair, the item passed with Commissioners Modugno, Pedersen and Louie in favor and Commissioner Shell being recorded as “no vote” and Commissioner Valadez as abstaining. The appeal period for this item ends on January 28, 2015.

PUBLIC COMMENT

9. Public comment pursuant to Section 54954.3 of the Government Code.

There were no requests by members of the public to address the Commission.

CONTINUATION OF REPORTS

10. Possible Call for Review of Decisions by Hearing Officer, pursuant to Section 22.60.200 of the Los Angeles County Code.

There were no items Called up for Review by the Commission.

11. Commission/Counsel/Director Reports

Request to cancel the February 4, 2015 regular meeting of the Regional Planning Commission.

Motion/second by Commissioners Modugno/Valadez – That the Regional Planning Commission cancel the February 4, 2015 meeting from the approved meeting schedule.

At the direction of the Chair, the item passed unanimously.

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ADJOURNMENT

A recording of the testimony received and the discussions held at this meeting and a copy of all findings and resolutions acted upon by the Commission are on file in the Department of Regional Planning.

The Commission adjourned at 11:01 a.m. to Wednesday, February 11, 2015.



Rosie O. Ruiz, Commission Secretary

ATTEST

APPROVE



Laura Shell, Chair



Mitch Glaser, Assistant Administrator
Current Planning Division